FILE 42

BOOK 7904 PAGE 555

THIS INSTRUMENT PREPARED BY:
JOHN M. BAIRD
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

ADDRESS NEW OWNER:	PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NO.:
Old Hickory Nazarene Retirement Center, Inc. 806 OLD COACH ROAD HERMITAGE, TN 37076	New Owner	44-11-196

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, paid by Old Hickory Nazarene Retirement Center, Inc., hereinafter referred to as "Grantee," Raymond B. Hurd, Trustee, for Lakewood Venture, a Tennessee joint venture, hereinafter referred to as "Grantor," has this day bargained and sold and does hereby transfer and convey unto the said Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Being a tract of land in the 2nd Civil District, Old Hickory, Davidson County, Tennessee, bounded on the east by the Cumberland River, located east of 6th Street and Jones Street and more particularly described according to a survey of Kimley-Horn & Associates, Inc., dated December 24, 1985 (Job No. 3633.00) as follows:

BEGINNING at a point in the easterly margin of Jones Street, southerly 165 feet more or less from the centerline of 5th Street extended, southeasterly 194.89 feet from said margin of Jones Street to a concrete monument, the point of beginning; thence S 89° 19' E, passing a witness iron pipe at 188.68 feet, 349.68 feet to the low water line of the Cumberland River; thence, with said low water line of the Cumberland River, S 03° 16' E, 428.71 feet; thence, leaving the Cumberland River, N 89° 18' W, passing a witness iron pin at 266.00 feet, 379.63 feet to a concrete monument; thence, N 00° 44' E, 427.52 feet to a concrete monument, the point of beginning, and containing 3,580 acres, more or less, according to said survey.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED THEREFROM is that part of said property conveyed to the United States of America by a deed from Guy T. O. Hollyday, as Federal Housing Commissioner, as of record in Book 2249, Page 151, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Raymond B. Hurd, Trustee for Lakewood Venture, a Tennessee joint venture, by deed from Cornelis den Hertog and Cyril V. Fraser, Jr., individually and as partners, d/b/a Cumberland Properties, of record in Book 6752, page 605, Register's Office for Davidson County, Tennessee.

This is improved property known as Lakeside Apartments, 511 Jones Street, Old Hickory, Tennessee.

TO HAVE AND TO HOLD, the said real estate, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (i) county taxes for the year 1989, which have been prorated between Grantor and Grantee, and assumed by Grantee; (ii) flowage easement set out in an instrument of record in Book 2249, page 151, Register's Office for Davidson County, Tennessee; (iii) agreement with references to water and electric lights as set out in an instrument of record in Book 1606, page 267, Register's Office for Davidson County, Tennessee; (iv) easement for public utilities set out in an instrument of record in Book 1585, page 315, Register's Office for Davidson County, Tennessee; (v) restrictive covenants contained in an instrument of record in Book 1585, page 365, Register's Office for Davidson County, Tennessee; (vi) easement for public utilities, sewers, and roads as set out in an easement of record in Book 1018, page 190, Register's Office for Davidson County, Tennessee; and (vii) rights of tenants in possession under unrecorded apartment leases.

This transfer is also subject to the lien and indebtedness evidenced by that Purchase Money Deed of Trust executed by Raymond B. Hurd, Trustee, for Lakewood Venture, a Tennessee joint venture, to Cornelis den Hertog, Trustee for Cumberland Properties, a Tennessee general partnership, as of record in Book 6752, page 611, Register's Office for Davidson County, Tennessee, to secure payment of that Deed of Trust Note dated December 31, 1985, made by Raymond B. Hurd, Trustee, for Lakewood Venture, a Tennessee joint venture, to the order of Cumberland Properties, a Tennessee general partnership, in the original principal amount of Two Hundred Forty-Seven Thousand Eight Hundred Eleven and No/100 Dollars ($247,811.00). The Grantee has not assumed the indebtednesses and obligations evidenced by the instruments just described, and shall not be deemed to have assumed such indebtednesses and obligations, notwithstanding the delivery and recording of this General Warranty Deed.

Grantor further covenants and binds himself, his successors and assigns, subject to the foregoing and the exceptions and encumbrances herein stated, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

This instrument is executed and delivered pursuant to the terms of that Trust Agreement dated as of December 2, 1985, by and between Lakewood Venture, a Tennessee joint venture, and Raymond B. Hurd, Trustee, as of record in Book 6752, page 593, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this 18 day of August, 1989.

Raymond B. Hurd, Trustee

RAYMOND B. HURD, TRUSTEE FOR
LAKEWOOD VENTURE, a Tennessee
joint venture

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, JOHN M. BAIRD, a Notary Public for the State and County aforesaid, Raymond B. Hurd, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of August, 1989.

Notary Public

My Commission Expires:
5-13-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $615,000.00.

AFFIANT

Subscribed and sworn to before me this 1st day of August, 1989.

Notary Public

My Commission Expires:
5-13-90

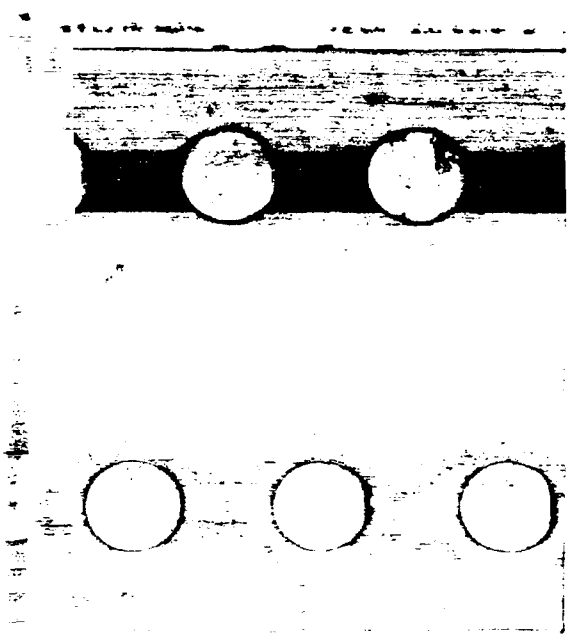
1621 08/02 0101 03CHECK 2039.50

54339

IDENTIFICATION REFERENCE

AUG 2 10 29 AM '89

FILED & RECORDED



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7904 PAGE 558

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

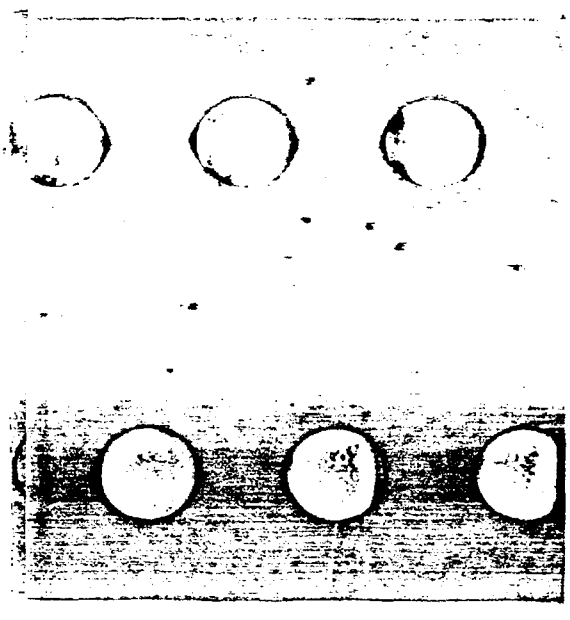
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
615000.00

CON TX	2029.50
PRFEE	1.00
WDEED	9.00
TOTAL	2039.50
CHECK	2039.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/89 01 10:34 0001 1621



5.43 3 9.

IDENTIFICATION REFERENCE

AUG 2 10 29 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 234958